

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
Jan. 13, 2005**

Present: Chairman Bill Lucas, Betty Amator, Kay Matthews, Arnold Moya, Kay Wilkins

Staff: Larisa Bogardus, Zoning Administrator

Public: Pat and Evelyn Arabie, Edde Castillo, Roger Palmenberg

1. CALL TO ORDER

Chairman Bill Lucas called the meeting to order at 7 p.m.

Roll Call: Present: Bill Lucas
Betty Amator
Kay Matthews
Arnold Moya
Kay Wilkins

- 2. PUBLIC PARTICIPATION:** Evelyn Arabie said she felt cheated out of an appointment to the commission after being encouraged to apply.

CONSENT ITEMS

- 3. MINUTES:** Motion by Betty Amator, second by Arnold Moya to approve the minutes from the Dec. 9, 2004 regular meeting. Passed 5-0.
- 4. ZONING ADMINISTRATOR'S REPORT:** Ms. Bogardus said a written report was included in the packets and 2004 statistics were submitted tonight. Chairman Lucas asked if statistics from previous years were available for comparison. Ms. Bogardus said she was not aware of any, but would look into it. She noted that the number of violation notices was higher in 2004 due to an effort made early in the year to address junk vehicles.

OLD BUSINESS

- 5. RULES OF PROCEDURE:** Ms. Bogardus she had made a point by point comparison of model rules and bylaws provided by the Arizona Department of Commerce as well as the existing rules of procedure and that they were all very similar. She had also discussed the matter with an attorney who said there was no need for separate rules of procedure and bylaws if they were fundamentally the same, as this would necessitate amending two documents anytime changes were made. Commissioner Amator expressed concern regarding the Dec. 31 expiration date for terms, as this created vacancies if appointments were not made prior to the January meeting. Ms. Bogardus explained that this was a code issue, not related to the rules of procedure. Motion by Kay Wilkins, second by Arnold Moya to forward the draft document to council for approval. Passed 4-1 with Betty Amator opposed.
- 6. SECTION 404(J) ANIMALS AND PETS:** Ms. Bogardus explained that after the commission's December decision to recommend deleting the section pertaining to Household Pets, it was noted that similar language is also included in the Animal Control ordinance. She wanted the commission to understand that applications for permits would still come to the commission via

the Animal Control ordinance, although the difference in language would allow the commission to deny applications. Consensus was that the change is desirable. No action taken.

NEW BUSINESS

7. **CUP 2005-001:** Ms. Bogardus explained that she had received one objection to the barbed wire element of the application via email and that copies were provided to commissioners prior to the meeting. Some general discussion of the code's ban on barbed wire ensued. Motion by Betty Amator, second by Arnold Moya to table the matter until the applicant could be present. Passed 5-0.
8. **CUP 2005-002:** Mr. Palmenberg described his vision for the Happy Creek Farm and Art Market. Commissioner Moya asked if booths would be provided. Mr. Palmenberg said he had considered making them available if there is a need. All booths would be temporary for the duration of sales only. Commissioner Wilkins questioned the proposed two-day limit, noting that holiday weekends might lend themselves to longer sales. Commissioner Amator pointed out that business days and hours should not be limited in a commercial zone. Ms. Bogardus explained that the commission should first decide to allow farmers markets as a conditional use in the C-1 zone, then vote on the application. Motion by Kay Matthews, second by Arnold Moya to allow farmers markets as a conditional use. Passed 4-0 with Commissioner Amator abstaining. Motion by Kay Matthews, second by Kay Wilkins to grant the permit with the recommendations of staff, excluding the limitation on sale days. Passed 4-0 with Commissioner Amator abstaining.
9. **SECTION 301 AMENDMENT OR ZONE CHANGES:** Ms. Bogardus explained that these changes reflect notification requirements set forth in the Arizona Revised Statutes. Motion by Kay Wilkins, second by Arnold Moya to recommend adding a line to the Petitions for Amendment section requiring a neighborhood meeting prior to the public hearing. Passed 4-1 with Commissioner Matthews opposed, saying she felt the language was too vague. Motion by Kay Matthews, second by Arnold Moya to recommend adding a line requiring that rezoning hearings be posted in at least 10 public places in addition to written notifications and newspaper publication. Passed 4-0 with Commissioner Amator abstaining.

ADJOURNMENT: Motion by Kay Matthews, second by Arnold Moya. Passed 5-0.

The meeting adjourned at 8:10 p.m.

William Lucas, Chairman